

# The Grand Theatre

## ***Name, description of the project?***

The Douglas Grand Theatre began with demolition of vacant and underutilized buildings in the heart of downtown and resulted in a state of the art 14-screen theater.

## ***Total \$ amount spent on project?***

\$15 million

## ***Government \$'s spent on project?***

\$4 million, which was used primarily for acquisition, demolition, asbestos abatement, and public improvements such as sidewalks, street landscaping, and façade enhancements. All government dollars spent were generated by the project itself (Tax Increment Financing and land sale proceeds). No City general funds, street constructions funds or other City funds were used.

## ***What other resources made the project possible? Funds? Materials? Labor?***

- A Free Parking program at an adjacent City-owned Centerpark Parking Garage made parking easy for theater patrons.
- Lincoln's unique Theater Policy, as detailed in the *Lincoln-Lancaster County Comprehensive Plan*, prohibits theaters of over 6 screens in areas other than downtown. This preserved downtown's role as our community's entertainment center.

## ***Who was involved, participated? What did they do?***

Besides the Douglas Theatre Company, several City departments helped make this project happen:

- The Mayor's Office, Law Department and Urban Development Department negotiated with the Douglas Theatre Company to help shape the Redevelopment Agreement.
- The City hired the architectural firm of Erickson and Sullivan to work with the Douglas Theatre's architect, Michael Bott and Associates, to develop the building's unique façade. The Urban Design Committee, an advisory board to the Lincoln-Lancaster Co. Planning Department, approved the design of the building facade.
- The Parking Administration Office of the Public Works Department arranged and implemented the Free Parking agreement with Douglas Theatres.
- Tax Increment Finance funds, generated by the increased tax value of the new development, are paying for the street landscaping and sidewalks.
- Hampton Construction Company built the theater and Kingery Construction built the City-funded sidewalk improvements.

## ***Who benefitted?***

The entire Lincoln community benefitted through the strengthening of downtown's position as Lincoln's entertainment destination. Downtown businesses, residents and visitors all benefitted from the removal of blight and the development of a state-of-the-art theater that is projected to attract more than 1 million visitors to downtown annually.

## ***What was innovative about the project?***

Cities around the country are struggling with development sprawl and the resulting extensive demands for new infrastructure systems such as new streets and public utilities. One of the defining features of this type of sprawl is the 24 -26 theater mega-plex at the edge of the city surrounded by a sea of concrete parking lots. Lincoln's *Comprehensive Plan* identifies downtown as the city's entertainment center. Now, by virtue of this far-sighted theater policy and incentives for downtown redevelopment, Lincoln is able to use existing infrastructure to support new development and reinforce downtown's role as a central meeting place for all Lincoln residents.

# CSMIS

## ***Name, description of the project?***

The Community Services Management Information System (CSMIS) is a data sharing program that has been implemented at several homeless and social service providers in Lincoln. The program allows agencies to share data and demographic information, and to standardize eligibility for state and local programs. CSMIS provides an accurate and unduplicated count of services provided. All data sharing is done in accordance with local, state, and federal confidentiality requirements, as well as individual consent.

## ***Total \$ amount spent on project?***

\$124,034

## ***Government \$'s spent on project?***

All funds spent on the project were government funds, specifically:

CDBG Funds (Project administration and software expenses)	\$23,920
Homeless Shelter Assistance Trust Fund (Project administration and software expenses)	\$100,114

## ***What other resources made the project possible? Funds? Materials? Labor?***

The U.S. Congress mandated that all Continuum of Care's across the country had to begin implementation of a data management information system by October of 2004. Locally, this process had been in the works since the mid 90's, struggling with software needs and implementation obstacles. In the past two years, the key to much of the progress was the positive, decisive leadership of the Center on Children, Families, and the Law (CCFL).

## ***Who was involved, participated? What did they do?***

CCFL was awarded a CDBG grant to lead the effort towards implementation of the CSMIS. Because of their work with other community-wide planning efforts, CCFL was uniquely qualified to lead this process. A Systems Administrator was hired in December of 2003. Training was provided to 5 initial agencies staff (Fresh Start, Cedars Youth Services, Lincoln Action Program, CenterPointe and Matt Talbot Kitchen & Outreach) between January and March of 2004. Five additional agencies (Catholic Social Services, Houses of Hope, St. Monica's and The Hub – all in Lincoln, and the Care Corps Shelter in Fremont) have continued to come on board. Currently, the CSMIS contains data for more than 1,000 unduplicated clients. More than 90% of the agencies who receive federal funds to provide homeless services are on the system.

## ***Who benefitted?***

The data gathered by this system improves efficiency and planning accuracy. From a client's perspective, CSMIS helps ensure they can receive all programs for which they are eligible. Because of the universal in-take form, individuals and families only need to "tell their story" one time. Once an individual is in the CSMIS system, registering for services at additional agencies becomes a much easier process.

From the agencies' perspectives, CSMIS provides an accurate picture of what services are being accessed, unduplicated counts of services being provided, and data that is crucial to logical and efficient identification of needs, and planning to meet those needs. In addition, sharing data between agencies strengthens case management efforts. The improved coordination of effort ultimately helps more individuals and families reach self-sufficiency.

## ***What was innovative about the project?***

The CSMIS has grown from a system designed for strictly homeless service providers in Lincoln, to a statewide effort to collect broader social service information. CCFL has played a key role in the development of a statewide consortium of service agencies who use the CSMIS system. Their efforts involved the development of by-laws, a fee structure, and obtaining 501c3 status. Homeless service data from Scottsbluff, Grand Island, Beatrice, and other points across the state will all be on the same system. Key information will be available – an accurate statewide homeless count and a statistical description of the circumstances of the homeless. CCFL deserves the credit for leading and focusing the collaboration of service providers in Lincoln and across the state.

# Old Mill Village

## *Name, description of the project?*

Old Mill Village Housing Development is a mixed-income, new housing project. Phase I of the 130 lot development was completed in 2004 and included 15 lots -- 14 of which were purchased by Nebraska Housing Resource (NHR) and 1 lot purchased by Lincoln Habitat for Humanity. Also in 2004, Phase II began, adding 51 more lots to the project. Phase II is scheduled for completion in Spring of 2005. Already, an estimated 26 homes are completed or under construction. The new housing has been purchased by a mixture of diverse families, including those of minority and immigrant backgrounds. In addition, Old Mill provides compatible economic integration of a higher income neighborhood.

Lincoln Habitat for Humanity Habitat has conducted a volunteer build in Old Mill Village for Phase I using volunteers and sweat equity. When a Habitat house is sold to a client, Habitat carries the first mortgage and the City takes a second mortgage for the cost of the lot.

For each lot sold by NHR, the City is reimbursed \$3,000. After 100 lots are sold, the City will recoup the \$300,000 CDBG loan that was used for the initial land acquisition. The remaining profit will be used by NHR for the next development phase.

## *Total \$ amount spent on project?*

\$18,897,650 – when all phases are completed.

## *Government \$'s spent on project?*

Nebraska Affordable Housing Trust Fund (NAHTF)	
(A grant from Nebraska Economic Development for land purchase)	\$230,000
Community Development Block Grant	
(A loan for land purchase)	\$300,000
Community Development Block Grant Funds	
(Allocated to Neighborhoods, Inc. for home buyer training classes)	\$160,000
HOME Funds for Downpayment assistance (Phase I -- 15 Units)	\$129,000
Nebraska Affordable Housing Trust Fund	
(For infrastructure in Phase II)	\$244,000
HOME Funds	
(For downpayment assistance in future phases, 15 in Phase II, 25 by completion)	\$700,000
<b>TOTAL governmental funding:</b>	<b>\$1,763,000</b>

## *What other resources made the project possible? Funds? Materials? Labor?*

TierOne Bank – Private Loan	\$240,000
Private Mortgage Investment – for all phases	\$15,600,000
Income from sale of lots to be used for remaining infrastructure	\$1,294,650
<b>TOTAL non-governmental funding</b>	<b>\$17,134,650</b>

In addition, Habitat for Humanity volunteers and future homeowners provided sweat equity for Habitat houses.

## *Who was involved, participated? What did they do?*

- Nebraska Housing Resource is a nonprofit organization formed by members of the Home Builders Association of Lincoln. NHR's mission is to enable home builders to serve low to moderate income first-time home buyers through creative use of private and public funds.
- The State Department of Roads had surplus property which NHR was able to purchase through the City using funds from three sources: the Nebraska Affordable Housing Trust Fund (NAHTF) in the form of a grant from the Nebraska Department of Economic Development, Lincoln's CDBG funds and a private bank loan to NHR.

- The City Council approved the acquisition from the State with the support of the Mayor. Part of the land was in the City limits and part was outside. The City Planning Department worked with Urban Development to annex the parcel.
- The lots were developed by NHR and offered for sale to builders. First-time home buyers who completed home buyer training through Neighborhoods Inc. could select a builder and a lender of their choice.
- Most of the Phase I housing received Super Targeted funds (2.99%) for their first mortgage financing from Nebraska Investment Finance Authority.
- Down payment assistance was possible through the City's First Home Program which is administered by Neighborhoods Inc. using HOME funds for a deferred, 0% interest second mortgage.
- Habitat for Humanity was able to participate as well through an annually-renewed housing agreement with the City. In the agreement, the City loans HOME funds to Habitat to purchase lots anywhere in the City and homes are built using one of their many "volunteer-builds".

### ***Who benefitted?***

Once all phases are complete, those receiving a direct benefit will include 10 very low income persons (through Habitat for Humanity) and 60 low income persons (primarily through down payment assistance). Neighborhood, Inc.'s home buyer training classes have a high minority participation, so Old Mill Village will provide homeownership opportunities for a diverse population.

Indirectly, the whole community benefits from increased levels of homeownership: pride of ownership, increased community commitment, and an expanded tax base.

### ***What was innovative about the project?***

Many local governments place requirements on developers that force them to set aside a certain number of affordable units in a development. This project is a model of how a cooperative effort between the private and public sectors can produce better results than a mandated set aside. Because many for-profit builders participated in Old Mill Village, the development avoids that "cookie cutter" look of a low end housing development.

It has also opened up an option that was previously unavailable to the low to moderate income home buyers: affordable new construction that is part of a mixed income development. In addition, the affordable lots are mixed in with the market rate lots to avoid any perceived "low income" stigma.

To build stronger community connections, several streets of this project were named after and dedicated to local police officers slain in the line of duty.

# Fleming Fields

## *Name, description of the project?*

The Fleming Fields Recreational Sports Park includes for lighted softball and youth baseball fields, a lighted multi-use sports field, a new park picnic shelter and public restrooms at expanded Woodside Playground, about 355 off-street parking stalls, and improved lighting along part of the Dietrich Trail.

As a special touch, a display garden of hardy landscape plants developed by the Fleming Brothers is located along the Dietrich Trail in the southern portion of the park. The display garden includes an interpretive signs to educate and inform.

## *Total \$ amount spent on project?*

\$5,232,761 plus in kind donations

## *Government \$'s spent on project?*

Antelope Valley – roadway mitigation funds (through the City Public Works Department)	\$1,083,069
Antelope Valley – channel mitigation funds (through the Lower Platte South Natural Resource District)	\$494,792
Antelope Valley – project funds (from the State of Nebraska)	\$800,000
Capital Improvements Program (through the City Parks and Recreation Department)	\$550,900
Economic Development Initiative funds (through the City Urban Development Department)	\$173,000
Land and Water Conservation Fund conversion funds (from the sale of land at Holmes Golf Course)	\$250,000
Advance Land Acquisition Funds (through the City of Lincoln)	\$1,000,000
<b>Total governmental funds:</b>	<b>\$4,351,761</b>

## *What other resources made the project possible? Funds? Materials? Labor?*

Funding also came from other sources:

Student Fees for Campus Recreation (University of Nebraska – Lincoln)	\$800,000
Baseball Tomorrow Funds (through the Major League Baseball and Major League Players Association)	\$81,000
<b>Total non-governmental funds:</b>	<b>\$881,000</b>

In addition, Fleming Flower Fields (wholesale nursery grower), Seeds of Life (landscape contractor) and Maintain-A-Scape (landscape installation and care) assisted in design, raised funds, installed and provided maintenance for the display planting of hardy landscape plants developed by the Fleming brothers. The brothers' original nursery and growing fields were located on a portion of the site that became Fleming Fields Recreational Sports Park.

## *Who was involved, participated? What did they do?*

The City Parks and Recreation Department and UN-L Campus Recreation partnered to develop plans for the site and an operating agreement. The University Place and Clinton Neighborhoods participated in review and comment on plans for the park. Clinton Neighborhood endorsed naming the park in recognition of the life work of the Fleming Brothers.

***Who benefitted?***

UN-L Campus Recreation programs will use the site during the academic year. The Parks and Recreation Department and community groups, including youth and adult softball and baseball organizations, will use the facilities during summer months. Access for neighborhood residents to outdoor recreation facilities is enhanced with the expanded playground and picnic shelter. Trail users also have access to the park facilities, including the restrooms.

***What was innovative about the project?***

- The partnership between the Parks and Recreation Department and UN-L Campus Recreation resulted in increased use of the new facility and efficiency of operation and maintenance.
- A well was drilled to irrigate the sports fields, which minimizes the use of drinkable city water resources.
- The life work of the Fleming Brothers is celebrated by the display planting and interpretive signs.